098.0	0010	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	952,000 /	952,000
					USE VALUE:	952,000 /	952,000
					ASSESSED:	952,000 /	952,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOLDBERG BETH S
Owner 2:	MANIS JODI R
Owner 3:	
Street 1:	21 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GOLDBERG BETH S -
Owner 2:	MANIS JODI R -
Street 1:	21 MORNINGSIDE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .227 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Brick Exterior and 3419 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9898.000	450,100		501,900	952,000
Total Card	0.227	450,100		501,900	952,000
Total Parcel	0.227	450,100		501,900	952,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 278.46 | /Parcel: 278.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 64156

GIS Ref

GIS Ref

Insp Date 10/17/18

!7992!

PREVIOUS ASSESSMENT

Parcel ID 098.0-0010-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	450,100	0	9,898.	501,900	952,000		Year end	12/23/2021
2021	101	FV	434,100	0	9,898.	501,900	936,000		Year End Roll	12/10/2020
2020	101	FV	434,100	0	9,898.	501,900	936,000	936,000	Year End Roll	12/18/2019
2019	101	FV	335,800	0	9,898.	501,900	837,700	837,700	Year End Roll	1/3/2019
2018	101	FV	335,800	0	9,898.	430,200	766,000	766,000	Year End Roll	12/20/2017
2017	101	FV	335,800	0	9,898.	401,500	737,300	737,300	Year End Roll	1/3/2017
2016	101	FV	335,800	0	9,898.	344,100	679,900	679,900	Year End	1/4/2016
2015	101	FV	334,200	0	9,898.	308,300	642,500	642,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:32:32

LAST REV

Date	Time
12/20/19	09:34:58
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7992

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHUM ANNIE	1219-129		3/21/2000		479,000	No	No		
	976-152		10/1/1983		160,000	No	No		Y

USER DEFINED

Prior Id # 1:	64156
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2019	1133	Solar Pa	30,000	C				
4/8/2002	252	Wood Dec	9,360					

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
2/21/2009	Meas/Inspect	372	PATRIOT
7/18/2000	MLS	MM	Mary M
11/19/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
8/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9898		Sq. Ft.	Site		0	70.	0.72	4									501,859						501,900	

Total AC/HA:	0.22723	Total SF/SM:	9898	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	501,859	Spl Credit		Total:	501,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.15675664
Const Adj.:	1.03989589
Adj $ / SQ:	120.291
Other Features:	144250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	552908
Depreciation:	102841
Depreciated Total:	450067

COMMENTS

PDAS. OF=XTRA STALL SHOWER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

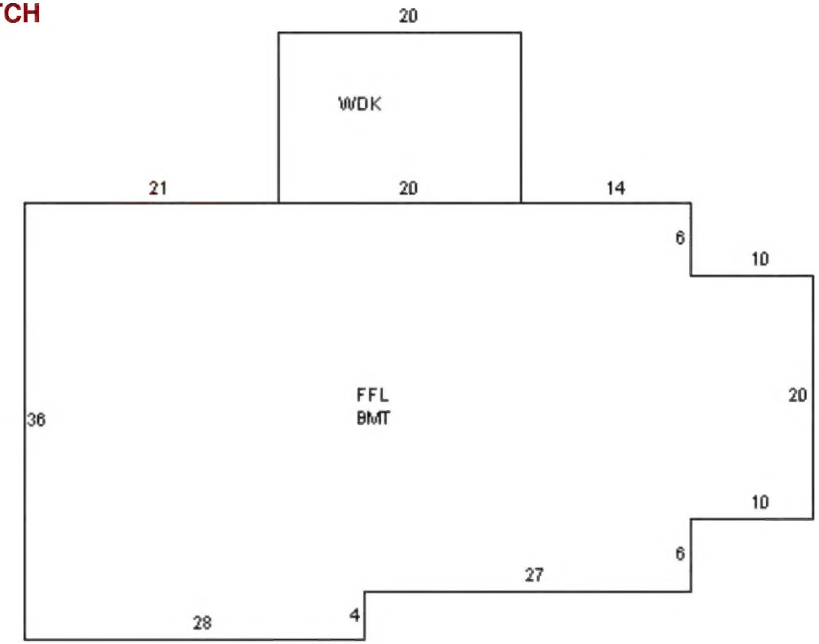
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	132.32
Special Features:	0	Val/Su Net:	101.74
Final Total:	450100	Val/Su SzAd	217.23

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,072	51.330	106,364
FFL	First Floor	2,072	120.290	249,242
WDK	Deck	280	9.950	2,787

Net Sketched Area:	4,424	Total:	358,393
Size Ad	2072	Gross Area	4424	FinArea	3419
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

098.0-0010-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	